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Meeting of the Planning Commission  
Minutes  
January 3, 1973

The Planning Commission held a meeting on Wednesday, January 3, 1973 at 2:10 p.m., in the Conference Room of the City Hall Annex. Chairman Rev. Eugene B. Connell presided.

PRESENT: Rev. Eugene B. Connell, Chairman  
Freda Sullam, Vice-Chairman  
Roy R. Bright  
James D. Crane  
Thomas H. Creighton  
Thomas N. Yamabe II

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MAR 21 1973

State of Hawaii  
LAND USE COMMISSION

STAFF PRESENT: Robert R. Way, Planning Director  
Andrew Sato, Deputy Corporation Counsel  
Calvin Ching, Staff Planner  
Henry Eng, Staff Planner  
Tosh Hosoda, Staff Planner  
Ali Sheybani, Staff Planner

ABSENT: Antone D. Kahawaiolaa  
Paul Devens, ex-officio

MINUTES: The minutes of November 29 and December 13, 1972 were approved, on motion by Mr. Crane, seconded by Mr. Bright and carried.

PUBLIC HEARING  
HAWAII CAPITAL DIST,  
MAKAI-WAIKIKI CORNER  
OF PUNCHBOWL & BERETANIA  
STATE OFFICE BLDG.  
DEPT. OF ACCOUNTING &  
GENERAL SERVICES  
STATE OF HAWAII  
(FILE #72/HCD-5)

A public hearing was held to consider a request for approval of the final drawings for Phase I, Building No. 1, of the State Capitol Complex, makai-Waikiki corner of Punchbowl and Beretania Streets, Tax Map Key: 2-1-34: 11.

Publication was made December 24, 1972. No letters of protest were received.

Mr. Ali Sheybani of the staff presented the Director's report of the request. Since the plan is in the final drawing stage, compliance with some of the proposed recommendations may require considerable design modifications. The Director recommends approval of the request, subject to certain modifications as stated in his report. The following is a Summary of Recommendations:

1. Site plan could be modified to make the proposed building less obtrusive by slightly changing the angle of the building.
2. Mauka-makai view corridor could be maintained by shifting the proposed building easterly.
3. Roof material and form need improvement to de-emphasize the building as seen from Punchbowl.

4. The fenestration should either be the same as that for the existing Capitol Building or a totally different design to avoid diluting an important design feature of the Capitol Building.
5. Parking access should be in conjunction with the closing of Kapiolani Boulevard. Hotel Street parking could be accommodated underground.
6. Landscaping should provide a better pedestrian linkage between the proposed and existing structures.
7. Exterior lighting should be in conformity with the existing State Capitol Building lighting.
8. Natural material texture and color are recommended for the exterior of the building.
9. Stained glass artwork, if lit from within the building at night, will display an array of colors foreign to the visual environment of the district.

Questions were raised by the Commission.

CRANE: In discussing the height of the building, did I understand you have a 12-foot elevator and other mechanical devices?

SHEYBANI: That's right.

CRANE: And what's the height limitation?

SHEYBANI: Sixty-five feet height limitation. On top of that they can add 12 feet for elevator and mechanical equipment housing.

CRANE: Then this conforms.

SHEYBANI: That's right.

CREIGHTON: Could you tell us what functions are to take place inside the building?

SHEYBANI: Its mostly the Department of Accounting and General Services, the computer operation, and one other function which I don't have here.

CREIGHTON: Could you explain the drawing a little further? Am I correct in assuming that there seems to be three buildings with passage-ways between them.

SHEYBANI: That's true. The building is in one unit with passage-ways through. The reason for creating these passage-ways were to be able to see through the building at this complex. However, we find it in perspective that the depth of the building is so great that by the time you look through perspective of this, it would not allow you to see much of this building (referring to drawings displayed) behind it.

As I mentioned before, the committee reviewing this complex went through three or four alternative forms of building. One was a cluster of three buildings. The cost was so prohibitive that they chose this alternative. At one point, they were complaining. The committee's minutes show that there was dissatisfaction with the length and size of the building, 300 feet. There is no break. Probably the architects can comment on this. The reason for breaking the building in three parts visually was to reduce the 300 feet slab-type of elevation. Also, by making these portions (referring to drawing displayed) of the building protrude outside, they broke away from having one plain, solid elevation.

CREIGHTON: How high are the passage-ways?

SHEYBANI: The passage-ways seem to be about 50 feet high but I have to ask the architect to further clarify.

CREIGHTON: What kind, shape, size, function building there does the original Warnecke plan for the Civic Center envision? Do you recall?

SHEYBANI: The plan is here. It shows in the report also. Its a complex looking building with a rectangular building attached to another smaller building. It is in the report diagram that you have but at that time it was just a schematic adjustment of the building.

CREIGHTON: What I was getting at is as I recall, it was a much lower complex building than this.

SHEYBANI: That's right. Again, back to the minutes of committee meetings, at one time they were trying to keep the building at a 55-foot height but because of the underground water table and the high basement they have to have for their refuse truck service to go to the basement, they were forced to raise the building out of the ground four feet for the top of the basement, and the other floors on top of that.

SULLAM: I concur with your remarks in the report that the building should be simple. However, I don't think this facade is particularly simple. I think that we should request the architect to work a little harder and try to make a more unified and simplified elevation.

BRIGHT: How many parking stalls will be provided within this complex?

SHEYBANI: I don't have the exact count of it because we received a later plan and the parking was just included in the Phase I section of it, but people from the Traffic Department are here and the architects themselves can answer that.

BRIGHT: I notice the overall height is 84 feet. This is substantially more than the 65 feet plus the 12 feet. What's the differential?

SHEYBANI: If you're referring to the report, I have to mention that that was a mistake in the report. That's 84.7 foot elevation. The building itself is not more than 72 feet, considering this 65 plus 12 feet that they have. Its within the height limit.

(There were no further questions of the staff.)

No one spoke AGAINST the application.

Testimony in SUPPORT of the proposal followed.

1. Mr. Kenam Kim, Comptroller, Department of Accounting and General Services, P. O. Box 119, Honolulu (Written testimony submitted, undated)

KIM: Chairman Connell and members of the Planning Commission, I would like to express my appreciation for giving me the opportunity to address you today.

After reviewing the excellent report prepared by the staff of the Planning Department, recommending the approval of our Proposed State Office Building plans with certain conditions, I believe it incumbent upon me to bring to your attention the efforts of several individuals. I am speaking of the State Capitol Complex Policy Committee established in 1963, which devoted a tremendous amount of time and talent to the project. I can say without reservation that no other State project was ever developed with so much input from a concerned group of people.

I might add that the roster of this group of people is quite impressive: Mr. Aaron Levine, Executive Director of ODC; Mr. Frank Skrivanek, former C & C Planning Director and now with DPED; Mr. Frederick Lee, former C & C Planning Director and now in private practice; Mr. Alfred Preis, former State Planning Coordinator and presently Director of the State Foundation of Culture & Arts; Mr. George Moriguchi and Mr. Herbert Mark representing the C & C Planning Department, and others representing the Honolulu Redevelopment Agency, C & C Traffic Department, State Department of Transportation and Downtown Improvement Association.

Basically, the policy and thinking of the Policy Committee were in complete accord with the Master Plan prepared by the Warnecke firm. Certainly, no one can deny that a tremendous amount of time (close to two years) and energy were expended by well informed, responsible people in reviewing every facet of the building design from siting, massing to exterior design. All points brought out in the planning staff's report were brought up at one time or another and thoroughly explored by the committee. What is shown on the plans today is not, I'd like to repeat, is not one man's effort but the combined efforts of a group of knowledgeable and much respected professional people.

Today, much is said about public participation in planning - establishing citizens' planning advisory groups, etc. - this, I believe, we have done to a degree that no other project has ever gone through. To overrule or otherwise restudy the work of such a group, no matter how well intended, defeats the purpose and certainly will reduce the ultimate value of such advisory groups.

For your information, the initial concept adopted by the Policy Committee for the Capitol Complex was:

1. Ahupuaa, the old Hawaiian method of land subdivision, suggested a complex linking the ocean with the mountain.
2. Capitol District essentially should stress the dominance and continuity of open space and that buildings should become islands in the open spaces.
3. Each of the existing buildings belong to different architectural styles. A heterogeneous, no lookalike pattern is desirable.
4. Structures within the Civic Center should be subordinated to the Capitol in size and visual significance.
5. Some high-rise buildings along the perimeter and within the Civic Center should be encouraged to form a transition between the expected surrounding structures and the low buildings of the Civic Center.

Finally, on the matter of scheduling, I would like to point out that Mr. Shoso Kagawa, project architect, was commissioned by the State in January, 1970 to design the State Office Building. It was anticipated at that time that the plans, under normal conditions, would be completed in October of 1971 with occupancy scheduled for February, 1974. However, because of careful and thorough scrutiny of the Policy Committee, plans were finally completed in September of 1972, eleven months later than anticipated. (Please note that the Capitol District Ordinance went into effect in June, or only three months before our plans were completed.)

In view of the above, I would like to respectfully request that the final plans of the proposed State Office Building, as developed by the Architect and the Advisory Committee, be completely approved without conditions. Your favorable consideration will be sincerely appreciated.

I would now like to call on the following people to present additional testimony on the comments made in the City Planning Department's Report:

Mr. George Walters to explain the landscaping concept, roof treatment and traffic circulation.

Mr. Shoso Kagawa to elaborate on the fenestration, lighting and exterior treatment.

Mr. Alfred Preis to comment on the parameter around which the building was sited, view corridors and finally to elaborate on the art work which is an integral part of the building.

(Before the above-named persons testified, Mr. Kim was questioned by the Commission.)

BRIGHT: Mr. Kim, what coordination was there between your group in the planning of this facility and the Planning Department?

KIM: There were planning members present at every meeting we had on the project.

BRIGHT: Are you aware of the recommendations of the Planning Director?

KIM: Yes, we are.

BRIGHT: Has there been any discussion relative to these recommendations?

KIM: We have discussed them briefly. However, I would like to mention in all frankness that the first time we saw the report was when it was submitted to the Planning Commission.

BRIGHT: I'm interested in how much dialogue there's been with respect to the changes requested by the Planning staff.

KIM: As I mentioned, the first time we saw the report was when a copy of the report was sent to us, the same report that was submitted to you.

CRANE: I'd like to follow up on that. There's two people on this committee from the Planning Department, is that correct?

KIM: Yes.

CRANE: During the development of this plan, was there dialogue or were there hints of the possibility of recommendation of change from the Planning Department. If so, was there discussion on that and were the possible plan changes acceptable to the committee?

KIM: As I mentioned, final approval by the Policy Committee was given in February of 1972, after taking into consideration the various comments including that of the personnel from the Planning Department.

CRANE: Your recommendation is that we accept this without the changes recommended by the Planning Director?

KIM: That is our recommendation, yes.

(There were no further questions of Mr. Kim.)

## 2. Mr. George Walters, Landscape Architect

WALTERS: Mr. Chairman and members of the Commission, when I was called upon the project, there was no doubt in my mind who my client was. It was the Policy Committee. Immediately, they directed me to use the experience that I had gathered in the Citizen's Advisory Committee that had functioned for some time of the entire Warnecke plan. The next commission that I had was to consider almost the exact duplication of the State Capitol Park, and consider that as the continuity of open space around the State Capitol Building. That drawing up there somewhat indicates what the potential can be. It is true that we're just getting into the

landscape plan but that sketch, rudimental as it is, indicates somewhat the character of that open park as it relates to the State Capitol Building.

We developed a series of sketches, a number of which we presented to the Planning Department staff. What I bring today is one of the early sketches we presented to the Policy Committee. This indicates some of our studies on circulation and the placement of the building. I might add that I was called into the project just about the time that the building was just about consolidating from the various clusters into one building. But, there were concerns about the edge of Punchbowl and Kapiolani as the parking structure which was sort of being pushed down into the water level might also pop up along the sidewalk. We were looking for a pleasant transition between the sidewalk and the open park feeling. The model somewhat belies the fact, you see. But, there's suppose to be a smooth edge of the sidewalk right up to that grass panel that surrounds the entire building.

This drawing might give you some idea of the thinking that took place. For orientation, this is the State Office Building, the State Capitol, Beretania and King Street. Almost immediately you can see that by the closing of Kapiolani Boulevard and Hotel Street, as proposed by the Traffic Department in the Warnecke study, you end up with a major super block around the State Capitol Building, and a major super block lot around Alapai which will now become the South Street divider.

This (referring to drawing) is an indication of the parking structure. The Municipal Office Building is under construction. These yellow lines indicate the major pedestrian corridors. These asterisks indicate possible nodes of circulation. Immediately you see that you have a very interesting prospect. The minute Hotel is closed off, you have the Municipal Building as one terminus, the State Capitol Building being another. This long rectangle, in a meeting with the representatives of the mass transit study, we were told at that time that the Rapid Transit Station was going to be placed there. You can see then that by this drawing, we did study and went into all of the pedestrian circulation systems.

CREIGHTON: The State Office Building shown on the drawing there is not the same size and extent as the one shown above is it?

WALTERS: That's true. The reason for that is that this was an early drawing. The building size and configuration of the building wasn't exactly determined at this time. At this point we knew that specifically, the building would be placed in that area. What we were concerned about was the circulation corridors around the building, the general movement.

CREIGHTON: Your nice green passage makai by the State Office Building and your pink node there are lost, I believe.

WALTERS: Because of the addition here?

CREIGHTON: Yes.

WALTERS: Not necessarily so because you could see that that circulation corridor can continue, and that the node does indeed exist right at that point; that the area has been designed with the idea of public assembly and as a milling around area.

What you're pointing out is that the point from here to here (referring to drawing) appears tighter in that plan, and it does. The building has increased somewhat in size from this early sketch compared to that. What we've gained and what this doesn't show is that we've pushed through some corridors.

CREIGHTON: A more basic question, do you consider it desirable to have one park between this building and the State Capitol, and another park on the other side. You have two parks separate from one another by a massive building.

WALTERS: If I understand your question-- Actually, I envision it all as one large park with a continuity of space around it. It is reflected, almost duplicated by this open space, so that there is the sense almost of continuity of that green space. The only major intrusion, I consider, is Punchbowl.

I will speak now to some of the recommendations that were made. You will find that we are very, very positive about these recommendations.

On the roof material and the form which is under Recommendation No. 3, Page 6, we are in complete accord with the suggestion that the roof be landscaped in a manner that is similar to that of the Capitol Building.

Recommendation No. 5 on Page 6, talks about parking and circulation. The circulation referred to is vehicular circulation. The ramp location and the configurations were the result of a series of meetings with the City Traffic Department. Alternative ramp locations were presented at the Traffic Department by the architect's office. Only after careful deliberation of all of these factors with the Traffic Department has determined the location and the shape of the parking entry ramp. Naturally, safety was the foremost consideration in their decision. They also informed us of the time of the pending closing of Kapiolani Boulevard, and a possible schedule in terms of time.

Mention is made in the report of the obtrusiveness of open parking within the Capitol District, and the Planning Director recommends all open parking to be eliminated. Later he refers specifically to Hotel Street parking, and we're in complete accord that all parking should be in structures or underground. This project, the State Capitol Building, has no open parking. The open parking referred to is, of course, outside the project boundary and is on a city street. Naturally, we encourage the elimination of this parking.

A subsequent Memorandum on December 26th from the Planning Director, reports that the depressed Mass Transit Terminal is to be located in



this area. This should certainly eliminate parking along Hotel Street.

Recommendation No. 6, Page 8, Landscaping. Earlier in the Planning Director's report it is indicated that the planting plans be prepared during the final phase, Phase III. However, preliminary concepts are advanced enough for the final tract to be envisioned. The basic intent is to continue the open park that surrounds the State Capitol Office Building across Punchbowl to envelop the State Office Building. It is as simple and as attractive as that.

As for providing better pedestrian linkage between the proposed and existing structures, the report recommendations deal exclusively with modifications to Hotel Street that would improve pedestrian movement. Again, we're in complete accord. However, the street is out of the state project boundary. This again is a city street.

As for the passage-ways through the building, these connect to broad terraces around the building, that directly connect the major existing and future pedestrian corridors, to underground parking, to future parking structures, to future mass transit stations, to the future Hotel Street Mall, to Beretania and the Kapiolani pedestrian ways, and, of course, to the surrounding park.

That's the end of the elements that I am to comment upon, Mr. Chairman. If there are any questions, I would be glad to answer.

(There were no further questions of Mr. Walters.)

### 3. Mr. Shoso Kagawa, Project Architect

KAGAWA: The fenestration of the building is closely tied in with the design of the building. During the preliminary design stage of this project, we prepared many, many sketches and many, many study models, and presented them to our Policy Committee for their review. After many meetings with them and after a span of perhaps three months, we finally arrived at a solution which was acceptable to all.

I think we came up with a fairly simple fenestration of the first floor. The second and third floor fenestrations were based on a modular partitioning system since one of the requirements of the program was to produce a selectable interior partitioning system. Now, to cut down the massive windows on the exterior, as you can see from the drawing, we recessed the fourth floor windows from the continuous glazing and added the stained glass mirrors on both sides of that opening of the recess.

The glazing of the Capitol Building especially on the opposite levels is essentially fixed glass with concrete screens installed in front of it producing somewhat tracery effects.

In our building, we have a smaller amount of windows and larger background of masonry which would produce a more solid effect.

The objectives of the Policy Committee and our efforts were directed towards producing a design which is less heavy, less imposing, less monumental, less importance, and subordinated to the Capitol Building. The final design turned out to be a rather quiet, simple design, harmonious to the Capitol Building, expressive of its intended use, and inviting to the public.

I wish to comment on the building color. The color of the building was not intended to attract attention to our building but to tie it in with the Capitol Building, and at the same time to be subordinate to the Capitol Building. To produce concrete face throughout the building and to make it come out uniform in texture and color is a very difficult thing to do. Perhaps you can see that in some of the other buildings in which these types of finishes were applied. We feel that an important building in the Civic Center should have a better finish than exposed concrete which is rather difficult to control. Essentially, we cannot go into more expensive materials but waterproof plaster with a possibility of varying the texture, to us is the best way to handle the exterior. One material covering the entire exterior will produce a very simple effect.

Commenting on the lighting, it is true that we have not completed the studies for the exterior lighting. What we propose to do is to put a line of florescent pictures on the bottom of the tallest portion of the wall which will wash the four-end walls, the solid portion, and the intensity of the lighting will diminish as you go up the building. What we want to do is to be able to show the stained glass mirrors a little more effectively than trying to light the whole building all at once at night. Finally, our intent is to establish the same color of the lighting scheme as the Capitol Building.

Questions were raised by the Commission.

CREIGHTON: Mr. Kagawa, I'm not sure that I read the drawing correctly. The end elements have no fenestration on this facade?

KAGAWA: In the view you're looking at, there are no fenestrations but on the view which is right angle to that is completely glazed.

CREIGHTON: And, those end elements are separated from your central elements by the passage-way through. How high does that passage-way go?

KAGAWA: Its about 48 feet high.

CREIGHTON: Above that?

KAGAWA: We have another full floor of office on the fourth floor.

CREIGHTON: So then you really have five elements.

KAGAWA: That's correct.

CREIGHTON: I don't quite see how you can call that a quiet design.

KAGAWA: Well, we tried one expression when we started from the beginning. It was very quiet but very massive. It overshadows the Capitol Building. After that, we brought in a very well-known architect for consultation, Mr. Holstrum. He came out with the scheme where we create six buildings instead of one to overcome the massiveness of the building. Out of his scheme, we developed a three-part building like this.

CREIGHTON: I would call it a five-part building.

KAGAWA: Well--

WAY: I wondered if you had an opportunity, since the application was submitted, to discuss some of the concerns that were ultimately discussed in our report, you or any members of your staff, had you met with our staff?

KAGAWA: No. You mean after the report was made?

WAY: After the application was made for approval?

KAGAWA: We had some telephone conversation. We had no face meeting.

WAY: You had no face meetings with none of your staff?

KAGAWA: No.

WAY: Had you requested a meeting following the preparation of the report?

KAGAWA: Well, any contact we made with any of the agencies had to go through the State and they didn't feel it was necessary.

WAY: So, the State cancelled the meeting?

KAGAWA: No, there was no meeting planned.

WAY: They didn't feel it was necessary to have a meeting.

KAGAWA: On both sides, yes.

WAY: Our staff had asked for a meeting, is that not correct? Well, possibly you don't know. I have a report that there were two meetings prior to the submission of the report, that there was in fact a request for a meeting following the preparation of the report, that subsequently no one wished to attend. So that's what I'm trying to clarify.

KAGAWA: No, at that time you did not ask the State, you see. We're contracted by the State to do anything.

WAY: I understand. You checked with them and they decided a meeting was not necessary.

KAGAWA: Yes sir.

WAY: So, there were meetings after submission of the application?

KAGAWA: With your staff?

WAY: Yes.

KAGAWA: We didn't have no meetings.

WAY: You did not.

KAGAWA: No.

WAY: And none of the members of your staff attended.

KAGAWA: Not directly.

WAY: Okay. Excuse me, I think Mr. Sheybani wishes to make a comment on this possibly for clarification.

SHEYBANI: After the submission of the application, we had two meetings. At one meeting, Mr. George Walters and the architects were present. Mr. Lau and the DAGS people were there. The first one we had the DAGS people and Mr. Lau without Mr. George Walters. Those are the two meetings we had after the application was submitted. After our report was completed, but before it was sent to the Planning Commission, over the telephone we discussed the point with Mr. Lau of the architect's office. He suggested that we meet. We set up a time and the DAGS people called later on and thought no meeting was necessary at that point. So, we cancelled the meeting.

CREIGHTON: How far along are you in the drawings on this? Are you in working drawings?

KAGAWA: We're through with the drawings and ready to advertise for bids.

CREIGHTON: To the best of your knowledge, I realize this is not your prerogative, was any intent made to submit the design to the Commission and the Council before you started working drawings? It seems a very late stage in which to--

KAGAWA: Well, we were through with most of the design before the ordinance was passed.

CREIGHTON: I see.

(There were no further questions of Mr. Kagawa.)

4. Mr. Alfred Preis, Member of the Policy Committee, and Administrator for the Art work on the State Office Building.

PREIS: I have served on the Policy Committee ever since its inception. As a matter of fact, I had the privilege at that time to organize the Policy Committee. It was composed, as you know, not only of federal representatives, but also of county and state representatives. All decisions, with the exception of detailed decisions, which were architecture in nature or planning, have been done in front of the Policy Committee. I wish they were made a long time ago. It would be interesting to speculate how we would have reacted to them if we would have known what the thinking would be. But, the representatives of the City Planning Commission at that time was somebody else. At that time, the discussion had to do and aimed at the selection of one parti, a plan, out of many. It was commercial. It was competitive. It was thought about and finally this plan was accepted. It was not unanimous but it was the only one which was accepted because it complied with the functional requirements as well as with the environmental requirements, under what we considered the impact of the Warnecke plan.

The recommendation says--

"The proposed building because of its parallel lines with the State Capitol Building, will attract undue attention. A slight change of angle in orientation of the building will make the building less obtrusive among other historic and significant structures in the Hawaii Capitol District area."

I think its terribly difficult for you who know Hawaii and know Honolulu to remember that it happens to be that every single building in the Civic Center is different. We have a group of historic buildings, each of them being of different architectural style. Then, we have newer buildings. They're all different styles. So, since this is a reality, let's have it become a virtue.

The first plan which was proposed by Warnecke was to put a cluster of buildings, each of them small in mass but related to each other, and permitting some open space to move through. That has been attempted by the architect but was relatively earlier rejected by the Policy Committee, under the influence of the Department of Accounting and General Services because it did not comply with the demands of space flexibility. There are two major departments in it and the experience at that time with the Capitol showed that the forecast of space requirements were throughout too small. That means reality always demanded more space than was forecast.

The architect then came to another meeting with three alternate plans, each of them basically a single unit, uninterrupted, with different roof compositions. The attempts then of the influence was that if we cannot get a pavilion plan, that means a plan composed of different buildings, at least the building should be articulately

divided so that the building would have masses which by themselves would be as mass, subordinated to the Capitol. A similar way as the Capitol respected Iolani Palace--the Capitol is many, many times larger than Iolani Palace--but, because of the void between the cone shapes and between the column space, a compatible relationship has been established there. It was therefore recognized and it was unavoidable, that although the building now was organized into three masses, separated by complete open spaces each 25 feet wide and approximately 40 or 45 feet high, that it was nevertheless a long building, a building of a similar length to the Capitol. It could not be ignored anymore, therefore. We could not approach a relationship to the Capitol in a random manner because it became a dominant building by mass. So, the choice was that the building should become parallel to it because if the building masses are similar, a parallel arrangement looks more orderly than a slight obscure angle which could look messy, accidental, thoughtless. That relationship is unavoidable.

We also recognized immediately that the placement of a very large building together with the Capitol, and together with the existing City Hall and the Library building, established the opportunity for a major open space which would magnify the open space around the Capitol, and with a certain extent undo what has been in the past criticized that the open space around the Capitol is inadequate. We did not know that Punchbowl Street will remain. The assumption had been for a long time in accord with the Warnecke recommendation that Punchbowl Street would be eliminated, and therefore, the open space between these two buildings--and let me please say that the State Building is an annex to the Capitol. Just as the fourth floor of the Capitol occupies various administrative departments, this building is occupied by two administrative departments which simply didn't have room in the Capitol. There's an affinity between these two buildings.

The point I tried to make is number one, it shows advisedly and by design to hold the building parallel to the Capitol in order to establish a simpler relationship. If two lines are parallel, you don't question them. If they are not parallel, you will ask why, and there we would have been embarrassed to give an answer.

The question of open space, the idea, all of these things are still fluent. The proposal under the Warnecke plan was that Beretania Street would be landscaped. As you know, the building relates to Beretania and has been completed as Warnecke wanted it, that means to keep the vista from Beretania open. If that landscape pattern on Beretania would be retained, the continuous park effect which was desired, would be maintained. It would be enormously magnified in spectrum. The relation of Kapiolani Boulevard, as Mr. Walters already indicated, will increase the open space between the Municipal Building, the Municipal Parking structure, and the State Office Building. It will create an open space of a relatively similar volume to the open space between the State Office Building and between the Capitol. With this design solution, the Policy Committee feels that it succeeded to come very close to most of the expectations of the Warnecke plan, the creation of an open park.

I would like to say that the two passage-ways have been done not only to organize the total building into smaller building masses, but also to create vistas, not vistas as you have shown on the photograph from up, down, but from a pedestrian view. People should be able to step out of a building and will see that because there's an access established, they could look through something and see the Capitol.

Let me say a few words on the work of Art. It has been called constantly a stained glass. Its not really a stained glass. In the contract between Erica Karawina and the State Foundation for the commission of all that work, it has been called a translucent glass mosaic. During the day time, most of the time, the effect leads into the outside. It is not shown as a drawing having vertical lines. The major forms and curves which create essentially Hawaiian images which are done 12 feet and 16 inches wide out of epoxy concrete. It will read directly as a grille. The glass is one inch thick and its faceted, that means its chipped. It diffuses the light therefore. I believe that what the recommendation says that the light should be subdued, will precisely happen. The light will be diffused, will be filtered and will be controlled. The artist will choose warm colors facing the Capitol, and cooler colors from the other side. The four panels by the way depict morning, noon, afternoon, and evening, and the appropriate Hawaiian legends, dates, or thereabouts.

I will be happy to answer questions.

The Commission questioned Mr. Preis as follows:

YAMABE: Would you care to touch upon some of the recommendations if not all of it here, very briefly, as to what might have been the objections if these points were made to the Policy Committee earlier, such as the recommendation that the building to be slightly changed in angle. Also, if there are any recommendations here that might be an improvement.

PREIS: You recognize that what I say is conjectural. Its difficult to now construct how a group would have responded. It would be my thought that the question of the major organization of the open space would have remained pretty much the same way. Although the comments Herbert Mark, who represented the Planning Director, made were not identical to the objections, I don't remember your name made, but they have to do with similar questions.

In a group discussion, it is not always possible to have complete victory. You either have it one way or another. I believe Mr. Mark may not have been completely happy when he left but conceded that there was no other possible solution. I would feel that probably if we would have known precisely the wording or the thought of these objections as far as the parallelity is concerned, as far as the open space around Punchbowl between the Capitol and State Building, that in choosing between the various alternate assets and disadvan-

tages, that we would probably have chosen this, because this is what happened in the discussion of the Policy Committee.

YAMABE: Is it a fair assumption on my part that even if these were presented, the chances are you would have selected this plan here?

PREIS: I would venture to guess that regardless who sits here and would have participated in a group, demands always a certain compromise of your own feelings. I would say that the process simply lead to this proposal.

Mrs. Sullam earlier said the architect would have to work a little harder. This poor architect worked for nine months, constantly responding to the demands of the Policy Committee. He changed and changed and changed. There was no effort spared to come up with an appropriate solution which is fitting to the whole plan. We all participated in the early concept for the Civic Center. We were the only ones at the time to do it. You were not in the act yet. When you finally came into the act, it was too late. The working drawings were practically completed.

YAMABE: I realize there are many constraints. However, I personally, and I think the Commissioners would join me, want to come up with the best possible plan.

PREIS: The only question really has to do with the direction of the building. To move the building now since only a very minor angle would be possible, I can only repeat what I said, as a long practicing architect, I would be very alarmed about this. I would feel this is a wrong way of going about it. To do something artificially acute and uninteresting where a very simple, straightforward solution is the more appropriate one.

SULLAM: I take it you are satisfied with this building. You feel its the best Hawaii can produce for the Civic Center. Do you feel that way and does the Policy Committee feel that way too?

PREIS: I think you should phrase your question a little different. Every single architect would have a different solution. Its terribly difficult to say what somebody else would have done. But, taking the circumstances that we had to work with, I can only say that I myself worked very hard as a liaison between the Policy Committee and the architect. I can only say I don't know of a way how we can improve it.

SULLAM: Does the Policy Committee feel the same way?

PREIS: The Policy Committee to the best of my knowledge, has not seen the architectural plans. You see, the Policy Committee is not a review Committee to see and pursue and to guide architectural development. We've never had the occasion to do that. The Policy Committee goes only up to the selection of a site plan and/or the general parti, that means the general solution. It leaves it up to the architect and the architectural team.



SULLAM: Who's responsible for the architecture of the building?

PREIS: The architect. Shouldn't it be that way?

SULLAM: Well, yes, but also I feel it should be someone who is responsible for the selection of the architect because we all know the various architects work in different ways. Very often you can predetermine what a building is going to look like before you even hire the architect.

PREIS: Mr. Kim is responsible for the selection of the architect. He also has been Chairman of the Policy Committee. He established the Policy Committee and a Citizens Advisory Committee throughout to participate. There are many, many people involved and it is not possible to present every single detail to everybody. The representative of the Citizens Advisory Committee has seen the plans, has participated in discussion, and when that particular parti was accepted, he agreed that that was the best possible solution. Not best solution but best possible solution under the circumstances. The circumstances had to do with the site and with space requirements, with the mandate to create an interesting building which will fit into the environment and at the same time be subordinated to both the new Municipal Building as well as the Capitol. I think that has been achieved.

CREIGHTON: Fred, you said very clearly that the Policy Committee determines policy up to the point of selecting the parti, and the final architectural design then is not reviewed. We had recommended, a number of bodies had recommended--I believe the Council eliminated that from the final ordinance--that there be a Design Review Committee which would be a totally different kind of body. It could be composed primarily of design professionals with citizen input and so forth. This design as we see it now has not been reviewed by any Design Committee--I think that's a correct statement, isn't it?

PREIS: Correct. There was no Design Committee which has been appointed to review the plan. There was a Design Committee on the State level which I headed for three years in which architectural plans had been reviewed and guided to its completion. This is not my role any more but because of my involvement in the work of art, I myself have been involved with the architect, and gave him as much advice and guidance as he wanted. I was in no position to impose it on him and I wouldn't do it anyhow.

CREIGHTON: I understand that. I just want to make clear--I don't think there should be a misconception that this design as we see it today has been approved by a Policy Committee, and certainly not by a Design Review Committee.

PREIS: This is correct. However, I will say that the Policy Committee is more than any other agency has up to now. It is a multiple viewing of a design process up to a certain level. It did not go beyond the detail refinement and so forth.

CREIGHTON: One other thing I'd like to clarify. I think you said that members of the Policy Committee have not seen this final design, and I believe that its true that the Citizens Advisory Committee has not seen or passed on this design that we see here today.

PREIS: Its not that members of the Policy Committee haven't seen it because members of the Policy Committee have seen it. The Policy Committee, in total, has not reviewed the developed, completed architectural plans. It has reviewed only the preliminary drawings and the design presentation, and accepted them. The final drawing has not been seen.

Also, the process in procedures as established between the Policy Committee and the Citizens Advisory Committee was not automatic. Mr. Levine had the prerogative and to a certain extent an obligation to be a liaison between the Policy Committee and the Citizens Advisory Committee. He did in the past and could have and should perhaps have called the Advisory Committee together. Of course, the Advisory Committee has now been replaced by a new City and County Capital District Advisory Committee which by the way is almost identical to the Advisory Committee which served on the Policy Committee.

CREIGHTON: This may not be fair to ask you and perhaps I should have addressed this question to Mr. Kim. I believe you said and it has been said that one of the problems that you faced was the functional requirements and the number of square feet of space required by the State Departments. Who determines what departments were going in here, and what the functional requirements were going to be, and what alternatives--

PREIS: I can't answer that. I don't know. What I told you here, I told you only as an observer and member of this Policy Committee. I simply was informed as all the other members were informed of that fact.

WAY: Mr. Preis, in the parti concept that you discussed that was reviewed by the Policy Committee, did the architectural expression follow the plan that we now see? More specifically, was there this mass of building? Was there the opening corridor passage-way?

PREIS: Yes. This was the parti that was ultimately accepted by the Policy Committee.

WAY: That was reviewed by them?

PREIS: Yes. Whether it was two feet longer, I can't say, but essentially this was the parti. It had already the divisions that fit into three organizations, and it had a horizontal roof. Even the protrusion, a portion of the fourth floor, was already decided at that accepted parti. Basically, it was that solution, the bays, the number of bays, the color distances. I couldn't say as to inches because I'm very sure that the focal length had to be adjusted somewhat to fit the parti and so forth.

WAY: I'd like to address some remarks to comments you made in connection with what I consider to be a fairly significant point here, one which I think you felt is relatively artificial or imposed. That is, maybe it goes back in trying to explain our position a little more basically to the view that we feel the area way, the position at the entrance of City Hall, the side entrance, is a significant pedestrian gathering place, and will be even more so in the future with the construction of the Municipal Office Building. At that location, there are important views to Punchbowl that we are concerned about. I don't think, at least from your remarks, that you are sufficiently concerned with those as we are, and this is the very prime reason for our suggesting the reorientation of the building, to move it away so that there is no question that these views are not blocked. Now, I think that's sort of the basic point that we started from, and one that you seem to find exception to. Now, you're talking about a building sitting in space which to me is sort of an architect's view, if you'll excuse the expression--

PREIS: Well, part of it.

WAY: Rather than a building meeting a need in terms of say the pedestrian, the scenic qualities, that mauka view towards Punchbowl. I would question then, very basically, that this particular bulk of building is being placed because it sits, rather than because it really serves a function in terms of another requirement that has to be met, one of allowing for vistas from this complex to Punchbowl. I think just by way of clarification of my position, maybe we should talk to that point. I don't think we have to do it here and now but partly in rebuttal to what you said because I did hear you say that you didn't think this was that important, or that the recommendation we were making was not as significant as we really feel it is. I think its really quite basic to the circulation pattern of pedestrians, people working in this area, coming into this place which is our seat of government, and one that many people will want to have open to them to appreciate these views of Punchbowl. That's our principal concern here. If the building has to be adjusted, if you in fact, may even in fact need to eliminate some of those passage-ways, to narrow the bulk so that you can turn it, maybe this is an alternative that needs to be taken into account.

PREIS: We could not. We could eliminate the passage-ways, I understand, but we could not limit or reduce the lost area of the fourth floor. This is a basic requirement.

WAY: Okay, then--

PREIS: Please, I would like to rectify. If I created the impression that I was questioning your motive, I questioned only the recommendation. I was not aware of the importance you placed on evidently, the view from the new Municipal Building.

WAY: No, excuse me, Alfred, more from where we are now. The entrance from City Hall we see as ultimately becoming even more a significant gathering place.

PREIS: Which entrance are you speaking of, off King Street?

WAY: No, right here (pointing to map). As you can see, we're looking for a connection between the Municipal Office Building and City Hall. We place quite a bit of importance on what now appears to be a side entrance to City Hall but really is the most important entrance in terms of the place where people go. It might be a side entrance, but if you took a pedestrian count and I haven't, I'll venture to say that the number of people using that entrance is ten fold over that of the main entrance off King Street. However, I would add that with the new Municipal Office Building, I think it will increase because of the pedestrian movement between the City Hall Building and the new Municipal Office Building. So, this was the principal concern of ours, one that we feel, frankly, is not adequately addressed.

One other point--I don't think we need to debate the question, Alfred. Its just so you understand how we were looking at it.

One other point, and that is much has been discussed about procedures in terms of review by groups. I think you clarified very well the true role of the Policy Committee. We're now in a different arena. We're operating under an ordinance which I know you're aware. We are, by law, required to address some of these details. We are required to look at the fenestration, the architectural expression, the art work and so forth. It is incumbent upon us to bring to the Commission and the Council, the observations that we have. I know you respect this as you said in the beginning. But, I think its important, maybe not only for not only yourself but other members of the team and DAGS and other State agencies to know that its quite a different view-point that we're looking at this than maybe we were at the Policy Committee level, more microscopic in some respects. I think that its here that much of the difference of view-point does come into focus. We're not concerned about the location. We have accepted that. We agree with that. We are concerned with the orientation, with the expression of the structure. We are looking for the optimum.

One other point. I recognize you're caught, meaning the agency charged with the responsibility to construct this. You had proceeded without the knowledge that an ordinance would or would not be enacted.

PREIS: We didn't have any. It didn't exist.

WAY: Yes, and so there you are, but at the same time, now its here and we must, of course, do the job that it tells us we must do.

PREIS: I concede that, not only concede but support it. I said that earlier. I do think all of the people who are involved in the project feel and have only the best wishes for the success of this view direction. I do feel, however, that it would be completely unfair not to look at this particular project as a transition project between two different processes. But, to apply now, after

it has been completed, the complete rigidity in detail, as you said, of your new obligation. I also do hope that your new obligation will be tempered by multiple use, that it will not simply become the expression of one single person signed by two or three other people afterwards, but that it will be the result of give and take between the creative people, that means the architect, the landscape architect, and the viewing people, and that you will be satisfied with the end result which will be a compromise of all these forces. This, although I had to answer the question as you posed, that in an official way the Policy Committee did not act in a design-guiding capacity. Both George Walters and I acted as guides afterwards, and we were liaison. There's no reason, of course, to accept my word or my view or my taste, or anything.

WAY: We're in a new arena, Alfred. You can be assured there will be quite a bit of review of this matter. This is the second step with the ultimate decision at the City Council level.

PREIS: I would like to have a chance to discuss with you that process in the future because we learned a great deal.

Thank you.

The public hearing was closed and the matter was taken under advisement, on motion by Mr. Crane, seconded by Mr. Bright and carried.

In determining what action it should take, the Commission had the following discussion:

CREIGHTON: Mr. Chairman, I move that we recommend denial of this application.

BRIGHT: Second the motion.

CREIGHTON: I'd like to expand on that.

I think if there was ever a location in which restrained and dignified, and I would say anonymous architecture was called for adjacent to--to recognize monuments in this area, this particular site, and what we have is an attempt to produce another outstanding design which despite the denials of many people, I think is in competition with the State Capitol. Along with that there are all the problems of site location and so forth.

The Director's recommendation that we approve subject to certain rather major modifications apparently doesn't make sense to me. I think if you have a design with as many faults as this one has, you've got to go back and start over again. I don't think you can take a work of art or the painting or the architecture or whatever and say its okay except that, composition drawings, color drawings are wrong and so forth. You either accept it or you reject it. In other words, I don't believe that it would be possible using this design to meet the objections which the Planning Director, I think, quite correctly has raised.

I recognize the difficulties we would face in a decision of this kind because the work was carried ahead before the Ordinance was adopted for the area, and yet certainly I could never live with myself if I said this is an okay building to go into the State Capitol area in this particular location.

BRIGHT: I second this motion, and I concur wholeheartedly with Commissioner Creighton's comments. I would say that if anything calls for a complete redesign, certainly its evident in the plan proposed that I saw today.

CREIGHTON: May I, Mr. Chairman, add something to that. Thanks for your agreement, Roy.

The redesign may, in fact, require going back to the basic requirements which Alfred Preis says the Policy Committee accepted has given. I think undoubtedly the State is trying to crowd too much into this particular structure in this location. This is what results in a large, bulky, obtrusive building. Maybe they should put some of these things somewhere else.

BRIGHT: It would certainly seem to me that for example, the requirement for a computer center. There's no need in the world for that to be centralized because the information is going to be piped over the lines. So, the computer center could be in any area. I'm sure this could be true of some of the other facilities going into that project.

CHAIRMAN: Any further discussion? Are you prepared for the question?

(Mr. Creighton's motion to recommend DENIAL carried.)

AYES - Bright, Connell, Crane, Creighton  
NAYES - None  
ABSENT - Kahawaiolaa, Sullam, Yamabe

STATE SPECIAL PERMIT/  
CONDITIONAL USE PERMIT  
{EXPANSION OF KAHUKU  
GENERAL HOSPITAL)  
KAHUKU  
KAHUKU HOSPITAL ASSN.  
(FILE #72/CUP-20)

A public hearing was held to consider a request for a State Special Use Permit and Conditional Use Permit to expand and add to the existing Kahuku General Hospital, Tax Map Key: 5-6-06: 13 and portion of 6.

Publication was made December 24, 1972. No letters of protest were received.

Mr. Tosh Hosoda of the staff presented the Director's report of the proposal. The applicant currently operates a 30-bed hospital on the site. The applicant sensed a growing need for expansion of the facility and commissioned a consultant to assess that need and develop expansion plans to meet the need. The plan developed by the consultants shows a requirement for 6 additional beds by 1975, and a growth to 90 beds by 1990. In this first increment the applicant proposes to construct a new 36-bed wing which will replace the old 30-bed nursing wing which has been condemned by both the State and City fire inspectors. Future increments will be added as the demand occurs and will be subject to further review. The Director recommends approval of the request.

The Commission was reminded of the statutory requirement on the Special Use Permit. After the public hearing is closed, action shall not be taken earlier than 15 days (January 18). The Commission must act on the Special Permit and forward its recommendation to the State Land Use Commission within 10 days after the decision is rendered. A decision in favor of the applicant shall require a majority vote of the total membership of the Planning Commission.

Questioned by the Commission as to whether the conditions were reviewed by the applicant, Mrs. Maiawa, Administrator of Kahuku Hospital, stated that they have reviewed the conditions contained in the Director's report and are in agreement with them.

No one spoke AGAINST the application.

The public hearing was closed, and the matter was deferred for a statutory period of 15 days, on motion by Mr. Bright, seconded by Mrs. Sullam and carried.

PUBLIC HEARING	A public hearing was held to consider a
ZONING CHANGE	request for a change in zoning from AG-1
AG-1 RESTRICTED AGRIC.	Restricted Agricultural District to A-1
DISTRICT TO A-1 APT.	Apartment District for approximately 9+ acres
WAIPIO	of land located on the northeast side of
HKH VENTURES	existing Seaview Village Subdivision, approxi-
(FILE #72/Z-76)	mately 1,000 feet from Kamehameha Highway (end
	of Lumipolu Street), Tax Map Key: 9-4-07: 19.

Publication was made December 24, 1972. No letters of protest were received.

Mr. Tosh Hosoda presented the Director's report of the applicant's proposal to construct 100 units consisting of 55 three-bedroom town-houses and 45 three-bedroom apartments in three-story walk-up structures. The applicant in their amendment to the General Plan indicated that they will utilize the FHA 236 interest subsidized rental for lower income families. This was subsequently confirmed verbally by the applicant. The proposal will result in a density of approximately 11 units per acre. Approximately 6 acres with 20% or less slope, or the relatively flat portions of the parcel will be utilized. Three acres have 20% plus slope. The Director recommends approval of the request.

There were no questions of the staff concerning the report.

No one spoke AGAINST the proposal.

Mr. George Houghtailing, Project Consultant, concurred with the Director's recommendations and requested the Commission's favorable action of their proposal. Questioned by the Commission, Mr. Houghtailing indicated that all of the 100 units will be under the FHA 236 program. The FHA has responded favorably to their proposal.

The public hearing was closed and the matter was taken under advisement, on motion by Mr. Bright, seconded by Mrs. Sullam and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, on motion by Mr. Bright, seconded by Mr. Creighton and carried.

AYES - Bright, Connell, Crane, Creighton  
NAYES - None  
ABSENT - Kahawaiolaa, Sullam, Yamabe

PUBLIC HEARING  
ZONING CHANGE  
A-2 APT. TO R-6  
RESIDENTIAL DIST.  
PUUNUI  
PLANNING DIRECTOR  
(FILE #72/Z-71)

A public hearing was held to consider a request for a change in zoning from A-2 Apartment to R-6 Residential District, for land situated in Puunui--mauka of Waolani Avenue, Rooke Avenue and Hawaii Street, Tax Map Keys: 1-8-26: 4, 24, 26, 14, 15, 19, 20 and portion of 25, 5, 12, 13, 16, 17, 18, 21, 22, 23.

Publication was made December 24, 1972 in the Sunday Star Bulletin/Advertiser. Letters of protest have been received and are incorporated in testimony AGAINST the proposal.

Mr. Tosh Hosoda of the staff presented the Director's report of the request. The subject area is situated at the base of Alewa Heights paralleling with Rooke Avenue between the Oahu Country Club golf links and Hawaii Street in Puunui. By rezoning this area as requested, the subject area will conform to the land use designation of the General Plan and the Detailed Land Use Map of the City, and will also bring the subject area into harmony with the existing residential character of the surrounding neighborhood. The fact that this area was zoned for apartment use but designated on the Detailed Land Use Map for residential use, was brought to the attention of the staff by residents in the area who had heard that the Korean National Association, owners of one of the largest parcels of land in the subject area, had preliminary plans for an apartment development of 4-story structures with about 60 units.

The Commission had no questions of the staff.

Public testimony followed.

Testimony AGAINST--

1. Mrs. Aaron A. Soong, Property Owner, 750 Hawaii Street
2. Mr. Edwin S. Soong, Property Owner, 748 Hawaii Street
3. Mr. William F. & Lillian Y. Soong, Property Owner, 742 Hawaii Street
4. Attorney Roy E. Takushi for Mrs. Florence Teruya, Property Owner (Submitted letter dated January 3, 1973)
5. Mr. Garret S. Hokada, Trustee for the Estate of Kinuko Hokada (Submitted letter dated January 3, 1973)
6. Mrs. Kimiyo Mukaigawa, Property Owner, 2728 Rooke Avenue

Objections:

1. Economic loss - There is no question that the proposal to downzone will decrease the value of properties affected and cause a hardship



upon property owners. Properties in the area were purchased with its A-2 Apartment zoning. Should the Planning Commission and the City and County of Honolulu find a way to reimburse property owners affected for the decrease in valuation caused by the downzoning to R-6 Residential, there would be no objection to the proposal. There must be an equitable method whereby properties rezoned from agricultural or residential to apartment or business zoning could be charged for the increase in the value of their property and such funds earmarked for reimbursing the decrease in value to the owners of the property downzoned.

Federal and State taxes also had to be paid with the property valued with its present zoning of A-2 Apartment.

2. Blighting - Apartment districts downzoned to Residential would turn into a blighted area because of the restrictions put upon the repair of apartment buildings. From the economic standpoint, the owners of such property would be forced to retain their apartment buildings even in a run-down condition as long as it is feasible to do so. The 10% allowance annually in repairs on existing apartments is less than sufficient with spiralling of labor costs. Subterranean termites are common in this area and even with routine inspections and treatments, these destructive creatures still cause grave damage. Major destruction of property due to termites would require much more than a mere 10% allowance.

Residents are proud of their neighborhood and have maintained their properties accordingly. The rezoning with its 10% allowance would definitely affect their ability to maintain its upkeep.

3. Even though the narrowness of the roadway was pointed out in the Director's report, traffic is minimal because it is a deadend road.
4. The fact that the DLUM designates the area for Residential cannot be denied but the situation is not a unique one. There are many areas in Honolulu where the DLUM and underlying zoning are inconsistent. There is question that the reasons to effect downzoning are sufficient as a result to cause economic loss.
5. They do not believe it is the intent of the Comprehensive Zoning Code to remove the use of a nonconforming lot especially if the statute made it nonconforming.

The Commission questioned Attorney Iwai and Mr. Kim as to the proposed development of property owned by the Korean Community Association. Out of three proposals submitted to the membership for approval, the proposal for an apartment development, which they felt would be most economically beneficial, was approved. Because membership dues are the only source of income, the proposed rezoning defeats their plans to develop the property and will result in an unwillingness of members to make further monetary donations to fulfill the educational, cultural, and relief purposes of the organization.

Formerly the home of the Portuguese Consulate constructed in 1927, the structure though very large in size is unfunctional for club purposes

and difficult to maintain. The property was purchased in 1946 as a meeting place for Koreans rather than for investment purposes. Mortgage payments necessitated sale of various parcels. Previous attempts to develop the property failed due to lack of knowledge. Since then, the aid of more capable people has been sought.

If the property is developed to Apartment or some other use, a portion of the project would be retained for their function, or they would lease a place in town which would be easily accessible to members. In any event, their organization must continue in order to accommodate a continuous influx of Koreans to the islands.

It was requested that the public hearing be continued for a period of four weeks to that property owners affected by the application might consult with each other and make a further study of the application. The possibility of hiring a consultant to review the situation is also being considered.

#### Testimony in SUPPORT--

1. Mrs. Shield, Property Owner at 2760 Rooke Avenue, Honolulu
2. Mr. Allen Y. Kajioka, 2731 Rooke Avenue, Honolulu

#### Reasons:

1. The proposed rezoning will bring the area into harmony with the existing residential character of the surrounding neighborhood.
2. A-2 Apartment zoning permits apartment construction up to 40 feet which detracts from the residential neighborhood.
3. No economic hardship will be imposed upon present A-2 lot owners. Based upon current market value for residential lots, a sizeable profit should be realized between the purchase of an A-2 lot several years ago and the sale of an R-6 lot today. The A-2 lot owners should be reminded that they have derived economic gain at the expense of their neighbors who maintain a charitable tolerance of minor annoyances created by them and their tenants. In all fairness to the A-2 lot owners, they work hard at keeping these annoyances to a minimum; however, incidents such as moving vans jumping curbs in an attempt to navigate turns from narrow streets into apartment driveways and digging up our lawns in the process should be realized.
4. Existing two-story apartment dwellings should be permitted to remain, but no further apartment development should be allowed.
5. Existing residents appreciate the stability of the neighborhood; however, future owners may not be as sympathetic, and may develop the A-2 lots based wholly on economic gain, and thereby destroy the stability of the neighborhood.
6. All streets mauka of Wyllie are very narrow, and permit parking on one side. It permits passage of only one car at a time; and in the

case of buses and trucks, the clearances are very small. A check with the Traffic Engineering Section of the State DOT reveals an alarming number of accidents on the major access roads from Wyllie Street during the past 2½ years. It is depressing to note that the majority of accidents involved parked vehicles.

Even at present it is very difficult to walk to the bus stop at certain times without encountering too many cars going in both directions. Because Honolulu does not require sidewalk construction, there are times in rainy periods when one must use the street to walk on. The deadend area is also used as a turnaround and brings much traffic to the end of the street.

MOTION: The public hearing was kept open for a period of four weeks as requested by the property owners, on motion by Mr. Yamabe, seconded by Mr. Creighton and carried.

AYES - Bright, Connell, Crane, Creighton  
NAYES - None  
ABSENT - Kahawaiolaa, Sullam, Yamabe

GENERAL PLAN/DLUM AMENDMENT  
RESIDENTIAL & LOW DENSITY APT. TO COMMERCIAL, RESIDENTIAL TO LOW DENSITY APT., & RESIDENTIAL TO ROADWAY & DRAINAGE CHANNEL  
WAIMALU  
OCEANVIEW VENTURES  
(FILE #211/C4/32)

A public hearing was held to consider a request to amend the General Plan and Detailed Land Use Map for Waimalu by redesignating lands from Residential and Low Density to Commercial use, Residential to Low Density Apartment, and Residential to Roadway and Drainage Channel, for lands situated in Waimalu--area bounded by Waimalu Stream, Kamehameha Highway, an existing residential community, and Moanalua Road Extension; Tax Map Keys: 9-8-08: 3, 4, 6 and 8 (Residential/Low Density-Apartment to Commercial); 9-8-20: portion of 1 (Residential to Commercial); 9-8-08: 2 (Residential to Low Density Apartment); 9-8-06: 1 (Residential to Low Density Apartment); 9-8-08: 11, portion of 7 (Residential to Drainage Channel); 9-8-08: portion of 3 (Residential to Roadway); 9-8-20: portion of 1 (Residential to Roadway).

Publication was made December 24, 1972 in the Sunday Star Bulletin/Advertiser. No letters of protest were received.

Mr. Calvin Ching of the staff presented the Director's report of the proposal. The applicant intends to develop the site as a commercial center totalling approximately 325,000 square feet of floor area. Justification of the proposed facility is based on development of the site for two commercial types of uses--a shopping center, and a business center primarily for office space uses and commercial services. On the basis of the applicant's report, the Director concludes that the applicant has substantiated the need for additional commercial development in the Aiea and Pearl City area, and that the location of the subject site for a shopping and business center is the most appropriate alternative from the standpoint of access, location, size and need.

The applicant's request is consistent with long range and comprehensive planning. In view of the established need for a shopping and business

center in the area, and the ideal conditions and physical factors involved, the Director recommends that the request be approved.

In addition to the recommendation for approval for the commercial center, the Director also recommends additional changes to the General Plan Detailed Land Use Map in order to reflect existing highway and drainage channel rights-of-way along Moanalua Road and Punanani Channel and to eliminate two constricted pockets of single family residential land within a low density apartment area.

Questions were raised by the Commission.

CREIGHTON: You have an analysis need in the report based primarily on estimated population growth in the area. Were those figures based on the present General Plan for the area? How were population increases estimated? Is it on the basis of the present General Plan or is it based on anticipated change in the General Plan?

CHING: Basically, these population increases were based on a study that we had done previously. It was based on the General Plan and future development in the area.

CREIGHTON: On future development.

CHING: Yes it is.

CREIGHTON: Not on the General Plan? What I'm getting at is, if the General Plan indicates certain population in the area, why didn't the General Plan anticipate commercial needs in the area also?

CHING: This was based on the General Plan. These changes were made recently. In 1971 this particular change took place. We suggested something like 24,000 to 26,000 population in this area, and that there would be a need for commercial services.

CREIGHTON: To pursue the line of questioning a little further and to rub it in week after week, we are again asked to make a change in an area for which we do not have an up-to-date General Plan.

WAY: To elaborate a little on that point, when that initial major General Plan amendment was made, my recollection is that in fact this point was raised and was recognized, that with that extensive an area being amended on the General Plan to allow for future population growth, there would be a requirement for some additional commercial facilities. We also pointed out that we felt it was important to have some of those facilities located in--rather within the apartment areas too. That was not the recommendation favorably received by the decision makers.

Public testimony followed.

Testimony AGAINST--

1. Mr. Dean Taketa, Resident, Kaulike Drive

TAKETA: Changing the Residential area to Commercial, a large majority of the people that live in the Waiiau area are for it because it will bring the land value up, and in a sense we need a shopping center. But, the further amendments like low density apartments, we are opposed of it. The whole area is strictly Residential right now except for a couple of lots along Kam Highway. Being that Newtown has developed, which is a residential area and just above the Waiiau area-- I feel that the neighborhood we have now is good. You don't have to worry about things being stolen. I'm not prejudiced about people, but the majority of people that rent low density apartments, being they don't own the land, they wouldn't really take care of it. Then again, that would bring the land values down because there would be social problems within the neighborhood.

The Commission questioned Mr. Taketa as follows:

CRANE: Do you represent a community association?

TAKETA: No, I don't. That's just a verbal representation among the neighbors.

CRANE: Have you been authorized by this verbal communication to speak for the neighbors?

TAKETA: Yes.

CRANE: You have no petition of this?

TAKETA: No I haven't.

CHAIRMAN: Any further questions?

WAY: Just a point. I wonder if you are fully aware of the change from single-family residential to low density apartment. In terms of land area, its a very relatively insignificant amount. I understood you to say you are in favor of a commercial change but you were not favoring the addition of the low density apartment area. Just so you understand, its a very small land area that we're talking about in comparison to what is already allowed for apartment use.

TAKETA: What I'm getting at is the community we live in right now, we all get along. The low density apartment which they want to put up if the zoning is changed, I feel that it will bring out more homes for people to live in but you're dealing with people in general.

CHAIRMAN: You can't really say in a low density area the crime rate is going to go up.

TAKETA: True, but statistic-wise, the majority of them have gone up.

CRANE: How close will this shopping center be to your home?

TAKETA: Right behind.

CRANE: Do you think a commercial venture of this nature would change the characteristics of your neighborhood?

TAKETA: In what way?

CRANE: In anyway. You're making the point that low density apartment would change the character of your neighborhood. Would a shopping center change it?

TAKETA: I think it would.

CRANE: For the better?

TAKETA: Yes. The land value would go up.

CRANE: That's not the point. I'm not talking about how much money would be involved. I'm talking about the characteristic of the neighborhood.

TAKETA: It'll be more convenient, I guess.

(There were no further questions of Mr. Taketa.)

Testimony in SUPPORT--

Mr. George Houghtailing, Planning Consultant for the applicant, concurred with the Director's report and requested the Commission's favorable consideration of the request.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Bright, seconded by Mr. Yamabe and carried.

ACTION: The Commission adopted the Director's recommendation and recommended approval of the request, on motion by Mr. Bright, seconded by Mr. Creighton and carried.

AYES - Bright, Connell, Crane, Creighton

NAYES - None

ABSENT - Kahawaiolaa, Sullam, Yamabe

PUBLIC HEARING  
PLANNED DEVELOPMENT  
HOUSING  
EWA BEACH  
FORT WEAVER ROAD  
HAWAII LABORER'S  
HOUSING CORPORATION  
(FILE #72/PDH-3)

A public hearing was held to consider a request for the designation of R-6 Residential property as a Planned Development-Housing District in Ewa Beach--Fort Weaver Road (across Ewa Beach Park), Tax Map Key: 9-1-01: 6.

Publication was made December 24, 1972 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Henry Eng of the staff presented the Director's report of the applicant's request. Procedurally, the applicant did not establish any pre-application contact with the Planning Department to review the preliminary design proposals for their general compliance with the standard requirements. He has received copies of all agencies' comments on his official application material. The staff is not aware that the concerns raised have been resolved. These problems and others make the present proposal unacceptable.

Questions were raised by the Commission.

CRANE: The supplemental report given us, it was postponed on August 14, October 14, and November 13. How much has the applicant worked with the Planning Department in an attempt to overcome some of the problems?

ENG: As indicated in the supplementary report, two problems still remain, primarily the traffic pattern and the site design. The balance of the engineering and technical problems appear to have been resolved with various agencies.

CRANE: Has the applicant resolved the remaining two problems with the Planning Department?

ENG: No, he has not.

CRANE: Has he expressed an unwillingness to do so?

ENG: He had indicated that the project has progressed too far to entertain any change to the site plan.

YAMABE: What do you mean by site design?

ENG: We're talking about the orientation of the units, the placement of the units on the site, the relationship of the various parts of the site plan, the dwelling units, the parking, the service drive, the recreation areas. Basically what we're saying is the site plan is not acceptable.

YAMABE: What do you mean by saying the project has progressed too far to change it?

ENG: Perhaps I should give you a little background on this part of it. Sometime toward the end of January, the applicant submitted a full roll of drawings to the Planning Department requesting a Building Permit as part of Planned Unit Development. A representative of the applicant was advised that in order to consider Planned Unit Development, we had certain procedures. That was the end of January. Around mid-May we did receive an official application including some of the materials that are displayed here. The project was pre-designed. Working drawings were pretty well on their way at the time he came to us, witnessed by the fact that he did request a Building Permit initially.

YAMABE: A Building Permit for a Planned Unit Development.

ENG: Yes. The applicant was not aware of these various procedures which the code spells out for the processing of Planned Unit Development.

(There were no further questions of the staff.)

Public testimony followed.

Testimony AGAINST--

1. Mrs. Florida Underwood, Resident of Ewa Beach

"...We must protest the housing under consideration because for at least ten years, since 1963 when the Federal Government developed Capehart Housing on Iroquois Point, Ft. Weaver Rd. has been inadequate for the needs of Ewa Beach. Between 1970 and 1972, some 1500 homes (doubling our population) have been constructed in Ewa Beach, and we still have the same horribly over-crowded Ft. Weaver Rd. as our only road to serve the entire Ewa area. While Ft. Weaver Rd. is a state responsibility any other housing in Ewa Beach should be denied until this state-responsibility factor is corrected.

Another factor dictating our plea for denial of this development is our inadequate, state-controlled schools in Ewa Beach. Good city planning cannot fail to recognize that if three elementary schools could not give adequate schools for our population BEFORE THE 1500 HOMES WERE BUILT, the jungle of portables now crowding the Campbell Complex cannot begin to meet the needs of a doubled population. In September of 1972, there were not even toilet facilities, nor janitorial services added for the use of these portables.

Connected with sewage disposal for schools, are the sewage disposal problems of the entire community. It is superfluous testimony to again present the need for adequate sewage disposal that our thorough and careful research has brought from Ewa Beach to city, state, and federal governments, for the past five years. The sewage plants constructed in the dense housing developments are inadequate, and have brought us only filthy, unhealthful and polluted land, air and water. The sewage plant for the entire Ewa area is, again, city, state, and federal responsibility. But we do ask that this housing be denied by the city, until this condition is corrected.

Other unsolved conditions should be considered before more homes are built in Ewa Beach: inadequate water (one line added recently, but not sufficient) for every home; serious drainage problems (study made but not implemented); safe school crossings; woefully overloaded telephone and electric lines (we must often use our cars in Ewa Beach for communication and our TV sets will often not function because of inadequate electricity); updated city and state laws which permit use of public facilities; and very important, are the pathway of planes over the very homes considered today.



If it is important that this development under consideration today should be involved in total planning, the problem of an Ewa Area Council should be considered. More housing in the Ewa area is now being studied, with the cooperation and encouragement of Governor Burns, which will affect Ewa Beach as a whole, including this development. The new City Charter provides for Neighborhood Organizations. We need time in Ewa Beach to build rapport between the 850 homes now in Ewa Estates (soon to be 1200), the five new developments around the community park, and the original homes before these developments began. Each of these developments, except the 130 homes of Ewa acres, by agreement when their homes were sold, required home owners to, automatically, belong to associations within each development, and dues are paid with monthly payments of homes. Again it takes time, to work thru these development organizations, down to individual homeowners, in order to formulate this area-neighborhood council. It is a tremendous undertaking and we are fortunate that city administration is assisting us in our efforts. Some of us question the advisability of adding a unit of housing for just union members. When our needs are also needs of this union group, fine, but we wonder what would happen if union leadership did not support our efforts.

We realize that there is a great need for homes, and EBCA has not opposed development in Ewa Beach when that development is conducive for good family living and good community relationships. We think this is not the time for this development in our community.

Mr. Aki, who is testifying for the development, promised me when I was EBCA President in 1971, that no development would be undertaken until EBCA was contacted. This promise he kept, and there was at least one meeting with the Planning Department and Mr. Aki held in Ewa Beach. I, personally, wish to have this attempt at cooperation recognized.

The Planning Department has even been cooperative with Ewa Beach about our problems. It was most courteous for them to take time to let us know of this hearing today.

Since this testimony was not planned by Ewa Beach organizations, if the Commission thinks it advisable, in keeping with the new Charter efforts to have neighborhood organizations involved, it might help to have this hearing kept open for further testimony about this development."

(The Commission had no questions of Mrs. Underwood.)

Testimony in SUPPORT--

1. Mr. Raymond X. Aki, representing the Hawaii Laborer's Housing Corporation

AKI: I'd like to give you some background on this particular organization. It was begun two years ago by the laborer's union.

Its a wholly owned subsidiary, eleemosynary institution. Its purpose is merely to provide housing for the members at reasonable prices. Subsequent to the foundation of that organization, the union in 1970, two years ago, purchased this site and began their plans for their union members. We're talking about a group of people who let the union know that housing was beyond their particular means. So, the union had sought to alleviate that particular problem somewhat with their membership.

Over a year ago, we asked for a meeting with the Mayor and the Planning Director to help us to facilitate this particular project. Unfortunately, that particular meeting in December of 1971, Mr. Way was not available. The meeting was conducted with the Deputy, George Moriguchi. At that point, we had reviewed the general plans that we had wanted to put through. Under the recommendation that was made at that time by Mr. Moriguchi was that we would complete our plans and then submit it. This we did.

This past summer, when things seemed to be bogged down again, we asked for another meeting with the Mayor, this time attended by the Planning Director. It was agreed at that particular time that the four points would be resolved by us. Those four conditions we have met. The conditions were to clear with the State Health Department, relative to the sewer plant system. In going through that, we had originally requested from the Board of Water Supply for the consumption records as to what our probable sewer requirements would be in this particular area. Our Sewer Engineer then designed to double that particular consumption, and it was approved by the Health Department.

In May of last year, the criteria changed. Instead of our project qualifying with double the consumption expected, the Health Department came up with a triple consumption criteria which we felt we would go along with anyway. After we had agreed to put in a larger plant, we asked the Department the basis of that criteria. It turned out that the criteria they used was based upon a public housing project where free water was given to all of the occupants. Therefore, the system of running water into the sewer system is what they made the difference on criteria. We pointed out to them that our project was not one of free water, and we would not have that kind of experience. Nevertheless, we are building that plant to triple the normal use.

As far as the reduction of the enclosed floor area, we have agreed and we have complied.

The third was to comply with the City Public Works on grading and drainage which we have done.

The fourth was to answer the concerns expressed by the U.S. Soil Conservation Service which we have in our report from our Soil Engineer which is of record.

Now, having met these requirements that we agreed upon at the last

meeting in July, we see no reason now at this point to ask for a denial of the project.

There are a few items which we feel are quite subjective rather than objective. We're told that we have a very hazardous pedestrian traffic situation within the project. We asked the Department, therefore, to substantiate it in data. They tell us we don't have any. Where do you get this idea that its dangerous? Its an opinion. We say well, don't you have any data as to injuries in shopping centers? They say they don't. Then, they tell us if you want to go ahead and research that, that's up to you. So, we did research.

We picked four shopping centers at randum to get the figures on safety within the parking area. From these four, we picked from the date that they started the shopping centers to the present day which at the end of the research was September 20. We found 35 million traffic exposures with not a single injury. We cannot understand with that kind of a volume of traffic exposures showing no injury, why the Department still insists there is a dangerous traffic hazard. This project is not a public project. All of the driveways are private. It will continue to be private. All of the drivers that will be driving in there, it will be their own children that will be crossing the parking area into the recreational area. The large center areas for recreation were made primarily for the older children.

Mr. Aki also presented statistical data on existing housing problems on Oahu. He was questioned by the Commission as follows:

CREIGHTON: You spoke of four points that were at issue which you have resolved in your meeting with the Planning Director. Was the question of the site plan, the arrangement of buildings, the location of recreation areas, the arrangement of the roads and so forth, was that never discussed?

AKI: Yes, they were raised at that meeting. Mr. Way raised those questions himself.

CREIGHTON: Apparently you are not satisfied--

AKI: It was the price that we had agreed upon.

CREIGHTON: What do you mean by that, that you disagreed with the Planning Department at that time?

AKI: It was the points that we had agreed upon, the four conditions; to meet all conditions imposed by the State Health Department relative to our sewer treatment plant, we've met that; the reduction of enclosed floor area not to exceed 100,899 square feet as calculated by the Planning Department, we have met that; to comply with the City's Public Works Department on grading and drainage, we have met that; to answer concerns by the U. S. Soil Conservation, we have met that. We have met all of the requirements.

CREIGHTON: Were the questions of site arrangements and site plan not raised?

AKI: They were raised but that was part of the discussions that we had but it was not placed as one of the conditions that we should do. Back on our own case as was stated by Mr. Eng, we had already poured in too much money.

CREIGHTON: At any time did your architect, site planner, work with the Planning Department staff on site arrangement?

AKI: No. All of the meetings that we've had with the Planning Department was never attended by our architect.

CREIGHTON: You spoke of subjective considerations. I'm sure you realize that one of the aspects of a planned unit development is that because of the higher density that is allowed, a satisfactory site plan and amenities within the site must meet the approval of the Planning Director, and ultimately the Planning Commission and the Council. You certainly must have realized that this is a very important consideration in final approval or disapproval of this project.

AKI: We understand. We have met the four conditions. Now, when we talk about subjective changes, and this is in the area of subjective changes, most of these subjectives are based upon opinions. If opinions can be substantiated, that is fine. If we've got facts, we can work with facts. But thoughts, we cannot work with unless these thoughts are real and they are based on real factors. When we are faced with unknown factors, we can't agree with them.

CREIGHTON: I wouldn't agree with you that these are completely subjective things. When you have a plan which requires the crossing of roads to get to the recreation areas, and when its obviously possible to plan so that you don't have to cross a road to get to recreation areas, because we've approved many developments that have that; certainly the provision of an unaccessible plan in this sense is not purely a subjective opinion.

AKI: I would say that the opinion that says that this is an extremely hazardous situation is very subjective because its unsubstantiated. We have proven that to be unsubstantiated by the very huge amount of research done on this safety point.

Now, if 35 million exposures without a single injury, to reach that number, we would need this project lasting for one thousand years. If within the realm of common sense there are no records to prove that there is no danger, then why insist that there is a danger? This becomes an opinion and a very unfounded opinion.

CREIGHTON: No, I think I would disagree with that. I don't think its an unfounded, subjective opinion of kids running across the road to play in a playground is likely to get hit.

AKI: I agree with you but there's always a chance that a child running across a parking area may get hit by a car. But, in that concept there, we have driveways. We have no streets. They are all parking aisles. Now, how fast does a person go to a parking aisle? There's only one car there.

In the shopping centers we found depths of as many as eight cars through which children would have to pass. Yet, with a preponderance of exposure, there has been no injury. In this particular case we may have an injury, yes, but what are the probable chances of that particular injury happening? I just mentioned we would have to have a traffic exposure equivalent to a thousand years on this parcel to equal the research that we've done. There is no evidence of any injury. In light of that, why do you still take the same stand? Is there any other way or is there any other information that you would want to support this particular point?

CREIGHTON: I just want to know why, knowing that you're going to have to come up for approval and face what you call subjective reaction, you didn't discuss the site plan arrangements. This is just one question I raise. Certainly, another is the arrangement of the units around the perimeter in rows around the four sides. There's another way of arranging the buildings which is more interesting and more attractive than that. These are things, and the various questions that the Planning Director raises, are things which could very easily have worked out if you had some advice on, or if your architect had worked with the Planning Department.

AKI: We understand that.

CRANE: Mr. Aki, since there's been very little communication of the site plan, the arrangement and hazard of the pedestrian situation, would you people be willing to meet with the Planning Department should this public hearing be kept open, and try to solve the remaining problems?

AKI: We're always willing to meet with the Planning Department.

WAY: Mr. Chairman, I think it should be noted that we too find some points that have to be made for the record having to do with the meeting Mr. Aki referred to. July 31 a letter from me to Mr. Aki went out as follows: "Dear Mr. Aki: Based on our recent meetings in the Mayor's office, we wish to confirm our understanding of your intention to make the necessary adjustments and revisions to your planned development application proposal in order to overcome the stated concerns of various City, State and Federal agencies. These concerns were primarily related to the sewage disposal system and the site plan. We understand that you will be in contact with your architect and will advise him to meet with us for the purpose of re-evaluating the site plan design.

Please be advised that we are completing our analysis on your current proposal and will be submitting to the Planning Commission, as required by the zoning code, our recommendations by August 6,

1972. We will be prepared at that time to schedule a public hearing on your application based on the material submitted earlier. If you do not wish us to proceed in scheduling a public hearing pending resolution of the various technical and design problems brought out during the review process, we would appreciate being advised immediately.

We will be pleased to meet with you to discuss these matters. Should you wish to do so, please call Mr. Ali Sheybani at 546-2832."

The point here, Mr. Chairman, our understanding was that there would be an architect available to us to discuss the significant site planning matter. Subsequently, we did not hear that our understanding was incorrect. At least I was not advised. Yet, we did not have an opportunity to discuss this with the architect. In fact, I don't know at this point who the architect or designer was. At a later meeting, just so there's no misunderstanding, there was a local architect, we understood, engaged and who subsequently met with our staff to cover the matters of the overages on the floor area. Some redesigning of the buildings, I believe, was undertaken to reduce the floor area to be within the stated requirements of the CZC. We were further advised that that architect was not commissioned to undertake any site plan analysis. My understanding also is that the architect is not in town. He's in fact from the mainland. This was the concern expressed to us by Mr. Aki. But, again as I say, my letter of July 31 indicated that my understanding certainly was that we would have access to the architect. I think its in this area that some clarification is needed, and the reason that I bring this matter to the attention of the Commission.

CREIGHTON: Mr. Aki, may I ask who your architect is?

AKI: I think the name was given by Mr. Eng.

ENG: For clarification, the architect who prepared these plans is Friel-Linde Associates who is practicing in Redondo Beach, California.

CREIGHTON: Do you intend to use this firm from California to complete the job?

AKI: This job was engaged because this firm was familiar with concrete modular construction. We did not have a sufficiency of architects here in Honolulu that knew the modular construction methods. We were kind of pioneering the concrete modular construction in this particular area from a construction and price standpoint. As a matter of fact, when these plans were submitted to the Fire Rating Bureau, they told us that this was the first plan that they have ever approved for complete fire safety. That's one of the features of this plan.

We have asked other local architects to try to get into the modular planning. I think we have interested a few we would be using in the future.

You see, the plant has already been constructed on Sand Island. The first modulars are out. Its a system under which the units are all made in the plant at one time. Everything is put into the unit at the same time; the plumbing, the electrical work, and so forth. This is something that we thought of introducing here as a very competitive factor in holding the cost down.

CREIGHTON: You certainly should be commended in searching for innovative methods of construction which we do need here. I wonder if its likely that your architect whom you chose for that particular reason, may not have been familiar with site planning problems in Hawaii.

AKI: I don't think he was. For that reason this is why we had called for that first meeting with the Mayor over a year ago to see what we could do in this particular case. The advice that we had received at that time was to complete the plan which is this.

CREIGHTON: Would you be willing, if it should work out that way to retain the local architect to redesign the site plan, of perhaps retaining the construction method and the modular approach?

AKI: Well, we're always open to suggestion. We have retained the services of K. D. Park who was very much interested in this type of work. If there is no drastic course, we would certainly consider it, yes.

WAY: Mr. Aki, I recognize that you're in an area as you said here, pioneering the construction technique. I wonder if you were aware of what the estimates on a per square foot basis were in comparison to construction costs that we found in other planned developments. I question whether, in fact, as on a per square foot basis, this is low-cost housing because the information that we have shows that its very much in the high range on a square footage basis. I don't know if its accountable to the technique you used in the construction of the units, if there are any special problems that you have on the site, but wondered if you could explain why it is a high cost per square foot of building unit for this particular project. Have you any idea why your cost is to high?

AKI: Our price starts running a quarter of a million dollars. To put in the sewer treatment plant, it doubled our cost over what we originally estimated. Our first estimate was based upon a cess-pool arrangement which qualifies for that particular area. But, when we went to the State Health Department, they said they would prefer if you'd come out with a treatment plant.

When you talk about cost factors, please bear in mind that the type of materials we use and what goes into the units make for the cost. This is a field that I am very familiar with having been an Appraiser and Building Inspector for the FHA and VA for many years. To make a judgment of that type, you would need to be able to know just exactly what materials are going into one project versus another, and the qualities of that particular material.

For example, in our case, we have lifetime roofs. I wonder if in your case whether that roof is a 10, 12, 13 or 15 year roof. That has a lot to do with cost. We're using epoxy base paints. These are the most expensive paints on the market. They last for 20 years. What kind of paints are you using in your comparison factor?

WAY: Only to say that we did sample 12 relatively recent projects where we had either estimates of construction costs in the case of five of them, including yours, and where we had actual sales prices in the case of five other units. Several things are apparent. One, this one has very small relatively square footage floor area. But for example, the cost that we found here was on the order of \$30.20 a square foot. Taking just one out of the blue, and there are all kinds of variables here I recognize and that's why I raise the question why your costs seem to be so high, but some of the more deluxe PDs that we've had are selling at \$38,000, \$37,000, \$36,000 and up, with larger units running at \$29.00 at the most, a full dollar per square foot lower, for Clubview Gardens for example, total price in that case.

We have attempted to cancel out as many variables as possible. The ones that we can't cancel out are the points that you made, maybe its the roofing, the site development costs and what have you. Again, I simply make the point I was surprised to see that the actual cost on a per square foot basis of recent projects, this one was the highest, and the square footage was among the lowest. The others; for example, Clubview Gardens is a 1300 square foot unit which sells for \$38,000. Its a three-bedroom, on the order of one to two and a half units, and in all cases comparable.

AKI: How many baths?

WAY: One to two and a half baths. The facts are variable, no question about it, but they are basic three bedroom townhouse planned development types of units. We know there are site development problems out there on your particular site. Maybe this is the whole answer.

AKI: The property is \$250,000.

WAY: That's not too bad. We've got others where they had to put in a sewage treatment plant, they've had grading problems, soil problems. I think we could pick almost any one of these.

AKI: Well, I'm trying to follow the analysis that you're making because planning costs can be very different.

Also, what are they including in the appliances for another thing? We have a full line of appliances that are included.

WAY: Well, these are some of the points that I'm trying to bring out. Maybe that's the answer.

AKI: Well, we're also using the best quality of nylon carpet. So, with the appliances alone they are running \$1500 more than the



usual condominium projects.

WAY: Well, some of these are deluxe projects and they are \$38,000, \$37,000, \$36,000, provide more floor area, and provide the major appliances.

AKI: Well, I think that the MAI appraisals we received should speak for themselves. The lowest appraisal that we had was \$40,650 per unit. Our selling price is \$34,800. So I should think this is an awful lot. We had offers from real estate companies to sell the whole project for \$50,000 a unit.

WAY: Of course, I think that's a general situation. I know these units at any one of these projects, Aikahi Gardens, when they were originally built and sold for \$36,000, they're selling for \$53,000, \$54,000 now.

AKI: Well, we've also put in a 10-year buy-back clause on our sales to assure there's no speculation by union members themselves. If they want to sell, they have to sell it back to the union for the price they purchased them for.

(There were no further questions of Mr. Aki.)

2. Mr. Elmo Samson, Business Agent, Construction and General Laborers Union, 904 Kohou Street, Honolulu

Mr. Samson concurred with the comments made by Mr. Aki, and requested the Commission's favorable consideration of the proposal.

This concluded public testimony.

MOTION: On motion by Mr. Crane, seconded by Mr. Creighton and carried, the public hearing was kept open for 4 weeks to permit the developer and the Planning Department to work out a site plan that would be acceptable, and to permit additional testimony from the community.

AYES - Bright, Connell, Crane, Creighton  
NAYES - None  
ABSENT - Kahawaiolaa, Sullam, Yamabe

PUBLIC HEARING  
STATE SPECIAL PERMIT  
& CONDITIONAL USE  
PERMIT  
(SANITARY LANDFILL &  
EXTRACTIVE INDUSTRY)  
PUU PALAILAI &  
PUU MAKAKILO  
PACIFIC CONCRETE &  
ROCK COMPANY, LTD.  
(FILE #72/SUP-1 &  
72/CUP-15)

A public hearing was held to consider the following requests:

- a. Request for sanitary landfill operation for all forms of commercial and residential refuse except chemicals, radioactive wastes, or whole animal carcasses on 29+ acres of land located at Puu Palailai, Tax Map Key: 9-1-16: portion of 6 and 9-2-03: portion of 12;
- b. Request for an extractive industry to be

relocated, to quarry and crush basalt (blue hard) rock for concrete and miscellaneous fill uses on 260+ acres located at Puu Makakilo, Tax Map Key: 9-2-03: portion of 12.

Publication was made December 24, 1972 in the Sunday, Star-Bulletin/Advertiser. No letters of protest have been received.

The Director reported that the applicant has requested a four week deferral due to the absence of their consultant who is away in Sydney. He suggested that testimony on this matter could either be taken today or at the next meeting.

To the Chairman's call for testimony, Messrs James K. Kama and Gil Sasaki, Residents of Makakilo, stated that they would testify at the next meeting in four weeks.

Mr. Robert B. Robinson, President of Pacific Concrete and Rock Company, stated that their consultant, Mr. Donald Wolbrink who is in Sydney, has conducted five to six years of study on the ultimate use of the subject site, and should be permitted to testify to this point. They are close to an agreement with the staff concerning alternative sites for a new quarry operation.

MOTION: The public hearing was kept open for a period of four weeks as requested by the applicant, on motion by Mr. Crane, seconded by Mrs. Sullam and carried.

UNFINISHED BUSINESS  
CONCURRENT REZONING  
FROM AG-1 RESTRICTED  
AGRIC. TO R-6 RESI-  
DENTIAL DIST. & TO  
ESTABLISH PLANNED  
DEVELOPMENT HOUSING  
DISTRICT  
NANAKULI  
SHELTER CORPORATION  
& PACIFIC CONSTRUCTION  
CO., JOINT VENTURE  
(FILE #72/PDH-11)

The public hearing on this matter was closed December 13, 1972. The Commission at that time requested the presence of a representative from the State Department of Education, a representative from the State Department of Agriculture, and a representative from the Office of Environmental Quality Control.

Mr. Henry Eng of the staff reported the following:

1. The representative from the State Department of Agriculture, Mr. Hanaoka (substituting for Mr. Dollar), had to leave. He was called to a meeting at the Lt. Governor's Office.
2. Due to the lateness of the meeting, the representative from the State Department of Education had to leave.
3. Substituting for Dr. Marland of the Office of Environmental Quality Control who was present but also left for a 7:30 p.m. meeting at the State Legislature, is Caroline Toyama, Environmental Analyst.

4. Also from the State Department of Health, Mr. Paul Aki, Acting Chief of the Air Sanitation Branch, Environmental Health Division.

Mr. Paul Aki was questioned by the Commission.

BRIGHT: Do you feel that the buffer zones are adequate to provide protection for this development?

AKI: The zoning throughout this won't have any detrimental effect. What we are concerned about is the effect of the present condition over the residential zone. We feel that this area is not compatible for residential type zoning. Usually, we look at a development as an impact on the environment, but in this case its the reverse. We have some adverse environmental problems in that they have an impact on the residential area.

BRIGHT: Could you elaborate on that?

AKI: Yes. We do have a cement plant operating in the area upwind of the planned development. We also have many piggeries which contribute an odor problem to the area, especially during calm evenings when you don't have too much wind blowing odors away. Its surprising how far the odors travel. Other problems are dust from open areas and from many unpaved roadways that we have. These are the general type of problems we have in that area and are present right now.

CRANE: During the public hearing, I heard at least conflicting testimony relative to the tradewinds and direction of the air flow in this particular area. One side says tradewinds went away from the project. Residents of the area testified that because of the topography, that particular area, the winds were brought across the proposed housing development. Could you elaborate on that?

AKI: The wind pattern in the valley varies according to many factors. At night you may have your wind coming from your high elevation down to the ocean, then as it warms, it goes back into the valley. Being bound by breezes on both sides, you will have a swirling effect of your trades.

CRANE: If a casual observer went out there to look, what would his indication be if he didn't want to spend a lot of time out there, if the dust from the cement plant did indeed permeate the area?

AKI: As a whole, we have normal tradewinds most of the time, but as I said, because of the topography, dust can go upwind into the valley as well as below the valley. Since this dust is of a very fine and light quality, it will travel for longer distances.

CRANE: So, if a casual observer went out there and saw portions that this proposed housing development is going into, if it was white, would that be an indication perhaps the dust is getting in there?

AKI: Yes.

CREIGHTON: You don't feel then that the distance from this plant is sufficient spacing from the--

AKI: Because of the fineness of the dust, the distance to the plant has to be greater than indicated on the map. We have done some measurements downwind of the plant along Hakimo Road which is well below the Keystone Project. We have found levels to be not high to be in a health effect area, but high enough to be a nuisance problem. In other words, a housewife would come home and find dust on her counters, on her coffee table and would be aggravated by it. It would be a nuisance problem more than a health hazard type of problem.

CREIGHTON: Is there anyway of alleviating that situation?

AKI: Control methods do not indicate 100% control. We don't have any such methods. Its inherent in the industry to emit some amount of dust well below acceptable standard level, and yet will be above what any householder can tolerate.

WAY: Following up on that line of thought, what may the Health Department be requiring of the cement plant in the way of facilities to minimize the problem? Are they meeting your standards at the moment?

AKI: At the moment, whatever regulations we have they are meeting. However, we have a section of the regulations which will be in effect June 1973 which perhaps they will not meet. Therefore, Kaiser Cement has applied for what we call a Compliance Schedule. They have submitted a plan to us stating control measures they will undertake and by when they will complete those measures.

WAY: Have you compared that control plan with the construction schedule for this project? For example what my point is just to elaborate, if say a year from now they were able to meet your requirements, would they be acceptable from the standpoint of the criteria that you are now using which is as I understand it, sort of the householders tolerance? Not a health problem but a kind of a tolerance level for living with the dust situation. If they meet your initial requirement that's the plan, will this level be more acceptable to the householder?

AKI: Yes, as indicated by their plan, their level will be greatly reduced. Let me also indicate that their timetable also calls for completion of installation of all controlled equipment by December 31, 1974.

WAY: Then possibly for a period of time, there would be a less tolerable situation for householders in this project area.

AKI: Right.

WAY: For at least a segment of them. I doubt they could get it all beyond the first increment really, in terms of occupancy in a two-year period. So, there may be some parallel of development here;

that is, the construction could proceed at the housing project and at the same time, the plant could implement its program and more or less come out even to a tolerable level from the standpoint of the dust pollution. You believe this feasible?

AKI: Yes, and if we speak only in terms of the Shelter Corporation's project, the dust pattern will more than likely flow away from that project rather than towards the project. So, if any of those projects have a chance to have the least amount of effect, it would be that project, whereas the Keystone and the Oceanview projects will be more subject to the dust than the Shelter Corporation project.

WAY: Another question along the same line, have you thought to a point of a recommendation for partial implementation, or say an implementation schedule for the project? In other words, should we say that there shall be no construction or no occupancy until such and such a date? Have you explored that possibility?

AKI: Yes, we have explored it and this can be a solution.

WAY: Another one in terms of overall, after the plant operation meets all of your requirements as they now stand or as you can visualize them, what then would be the situation from a health--well, health is no problem, I take that back--from a tolerance level, as I understand you to describe it.

AKI: As far as the dust problem is concerned, it would be greatly minimized but we would not know what the contribution of the piggeries and the chicken farms would have as far as odor is concerned. That problem still exists.

WAY: Is there anyway to overcome that?

AKI: Not to my knowledge except to relocate them.

CHAIRMAN: At the last meeting, I became somewhat confused. When we recommended downzoning of this property, we had reports from the governmental agencies that said that the pollution problems in terms of odors and so forth would not be great because at that time this was being fought by people who had homes in the area. Now, it would seem that within a year's period of time or longer, we have a reverse position. The problem of piggeries has not changed in a year. What I'd like to know is why is the position of the state agencies changing?

AKI: I am not aware of the previous statement. As far as the statements I have now, environmental quality has been on the uprise and people have become more aware of environmental quality. We are getting into the area of odor control. People's tolerance has been lowered because of their knowledge of environmental quality. Time has changed. People are demanding more.

BRIGHT: It would seem to me in that respect maybe we're going to have to do away with either people or pigs if we're going to have housing. At this moment, I don't know which is more important or less

important. Here again, Mr. Chairman, it gets down to the fact that if these facts are made known to the ultimate buyer then he's going to be in the position to make his decision as to whether he's going to buy or not buy.

CRANE: I'm sorry. I'm going to have to disagree with that. I doubt seriously that whoever puts this development up is going to have on their billboard that this may smell of pig droppings. I just doubt that very seriously. Its not a way to sell development. I don't think we're entering into the area of buyer beware. The Commission is here to try to weigh these things. Personally, I think we should give serious concern not to tolerability. Can you tolerate this much dust or this much smell.

CHAIRMAN: The reason that I raise this question is because if facts are possibly going to change, then in terms of long range planning we are constantly going to become a loophole. Now, I've raised a serious question whether pollution control in the last year has changed that radically.

AKI: It changed. As of December 1970 when the three new amendments were enacted, the outlook in pollution control has changed radically. We were faced with timetables and setting standards and new regulations.

CHAIRMAN: Has the requirements as outlined to us by the Department of Agriculture and Department of Health and the University of Hawaii when we downzoned this, have the requirements for the piggeries and the chicken farmers, have those increased? Because, we were told at that time that the regulations which were imposed on them were very rigid and would control this problem.

AKI: The requirements for those piggeries and chicken farms hasn't changed much but the Kaiser Plant has changed.

CHAIRMAN: Do I understand you to say that because of prevailing breezes and so forth that the project before us would probably have the least effect?

AKI: Yes.

CHAIRMAN: Because of the wind currents and so forth, would the same be true in terms of odors?

AKI: Yes.

CHAIRMAN: Let me get back to the criteria of tolerance. Is this measurable?

AKI: This is not a measurable scale. It differs by individuals. This is the difficult thing about odors.

CREIGHTON: Coming back to Mr. Bright's comment, pigs or people. As I read the comments from the Office of Environmental Quality Control, there is a fear that protests from the people living in this development,

if it should go ahead, might result in forcing out undesirable agricultural activities. Has this been considered?

CAROLINE TOYAMA, Environmental Analyst, Environmental Impact Statement Section, Office of Environmental Quality Control: The Department of Health would, as far as the dust problem is concerned, look at the overall impact of this development on the environment.

The first one we had taken a look at, Keystone, these points were brought to our attention. Keystone is located quite further below the piggeries. Although the wind direction is toward Keystone rather than let's say Horita's Oceanview development and Shelter's development, we felt that Keystone did face serious problems. The proximity of Horita's development and Shelter's development also had serious problems. So, I'm looking at all accumulative effects that all the developments will have on the entire area. This includes not only the dust but the odors, the traffic generation out there, and the vehicular use of the roadways.

CREIGHTON: It would seem to me that there are two problems involved; one is the effect on residents, and the other would be the effect on agricultural activity and the potential protests from the residents.

TOYAMA: The Agricultural and Industrial zones of Lualualei Valley are quite close to all of these developments. We looked at that and felt that the Agricultural Department was right in assuming that this type of urban development is an encroachment upon the agricultural areas, and they should be looked at in terms of being preserved.

WAY: A question about the matter of Agricultural usage here which if I understand correctly is one that the various state agencies, particularly Ag. and OEQC are interested in. Are you saying you believe this area is more appropriate for an Agricultural use? If I'm not being fair by raising the question to you two, let me know also. But, isn't this sort of a policy position that seems to be coming through to us from Ag. and from your office, OEQC?

TOYAMA: Our letter of December 13th to Mr. Connell indicated that we are in favor of preserving the Agricultural nature of this valley, although we recognize that it is not in present Agricultural uses and it is open space. We do realize that it is not compatible with Agricultural use now. So, we are looking at two things. One, we're saying that it is incompatible with existing agricultural activities. The second thing we looked at was that we had set up a precedent set by other residential developments into agricultural valleys on the Island of Oahu clearly shows that the encroachments have lead to eventual pressuring out of these industries. This is one of the last cap rock areas left on Oahu that could support the piggeries and animal husbandry operations.

WAY: I assume that means yes. If it does, I suggest, if it hasn't already been suggested to your agencies, that this area is in the Urban district. State policy is articulated through the Land Use Commission. Have you and the Agricultural Department considered this particular issue so serious a matter that you would petition the Land Use Commission to

amend the Urban District Boundary and to place it in Agriculture, if in fact that's the way you feel about it. What I think I'm trying to get at here is, it's kind of late. The State Land Use Commission has placed this in Urban. Our General Plan has designated it for Residential use. The Zoning is practically there and we're dealing with a Planned Unit Development question. This means a grave turnaround of policy at the State and the City and County level if I read what you're saying correctly.

Are you at the State prepared to make this commitment and this policy change? I'm saying back it up with a petition to the Land Use Commission which is where this issue should be decided. Its in that arena. We also have to give a decision down here too. I'm not saying that's the only one, but if you want to articulate State policy for land use, that's the place to do it. I'm asking if you've considered that. Bring that question to them, if you would.

TOYAMA: I will.

CHAIRMAN: Given the fact that we need Agricultural land and given the fact that we also need land for housing, if the State policy is going to take lands that are in private sectors and in a sense freeze them in Agriculture, maybe its time for the State to free up some of the property that it owns that can be used for housing. If we're going to look at all facets of this problem, what I hear you saying is yes, we need housing, yes we need agriculture, but at this point we're going to put it in Agriculture and forget--there's no alternative then how to solve the housing problem.

CREIGHTON: I think what you're saying, Mr. Chairman, and the points that Bob Way has made are well taken. Primarily, the State should determine its policy and the present use of these eventual uses and have a consistent policy. But, I do think there has been a change of attitude and this is a change of attitude taking place now toward recognition of the need for preserving viable agriculture, usable agricultural lands and so forth which we didn't have a few years ago. This partly accounts for the confusion.

WAY: I'm trying to get it out of an ad hoc approach, and get it where it ought to be. Certainly, there's room in our deliberations and procedures here to re-evaluate. Maybe this is the time to stop it. But, I think we should view these kinds of approaches very carefully and then say something else has to happen too. Its like declaring a moratorium, if you will, without having a plan to do something about while you're declaring a moratorium. Its to this point that I'm really trying to seek some direction or some indication of what the State's direction is. Maybe they don't have it yet and that's all right too. Let us know. At least we'll have benefit of the full exposure and full understanding before we make our decision.

CRANE: Is a representative of the DOE here?

CHAIRMAN: I believe someone was here but because of the hour he had to leave.



CREIGHTON: Did someone make a formal environmental impact study of this particular problem or is it more an informal approach to it?

TOYAMA: Well, at present the requirement for an environmental impact study you would have to go through an executive order.

CREIGHTON: I'm aware of that. I was just asking if someone had done it.

TOYAMA: You could request that the applicant prepare an environmental impact statement for the project.

BRIGHT: Mr. Chairman, it seems that this is the procedure that we've been going through since we started the proceedings on this particular hearing. We've been receiving testimony and all of a sudden we have to start all over again. I think this obviates the need for even holding the hearing if this is what we're going to have to go through on these projects. I feel if Shelter Corporation wants to prepare an environmental statement for circulation, that should be left up to them.

CREIGHTON: Mr. Chairman, I disagree. It seems to me that in a complex situation of this kind where a number of environmental questions raised from impact on local traffic and the piggeries, that we need environmental impact statements in order to make an intelligent and mutual evaluation. It isn't required at the present time. What we are going to do is request to the legislature that private developers be required to make that statement. We have a right to ask for it. In this case I would like to ask for it. I think its a very important question here, what should be the development of the Waianae Coast, and what would be the impact of alternative methods, before we make any further decision.

BRIGHT: Mr. Chairman, the thing that concerns me is that we get so much testimony that varies from day to day. This is what I'm concerned about.

CREIGHTON: That's why we need it.

BRIGHT: I'm not objecting to an environmental impact statement but lets set these up as a criteria for any project. If we're going to have to turn to the State and ask them to rule on the environmental impact, I think that should come in as part of the testimony in these hearings. This seems to be a little late at this moment. At this point, I don't know how I'm going to vote on this particular project. I'm not particularly impressed at the testimony that we've received this evening.

There was no further discussion.

MOTION: Mr. Bright moved that the Commission accept the Director's recommendation.

The motion died for lack of a second.

MOTION: The Commission deferred action for one week, on motion by Mr. Crane, seconded by Mr. Bright and carried. The Commission requested representatives from the Department of Education, the Department of Agriculture and the Board of Water Supply, and the presence of Dr. Richard Marland of the Office of Environmental Quality Control.

STREET NAMES The Commission recommended approval of the following streets names, on motion by Mr. Creighton, seconded by Mr. Bright and carried.

The following suggested street names for the various subdivisions listed below are recommended for adoption:

1. Waipio-Lani Subdivision (Crestview), Waipio, Ewa, Oahu, Hawaii:  
LAMIKULA STREET Extension of an existing roading situated at the makai end of the subdivision.
2. Bayview Gardens Subdivision, Kaneohe, Koolaupoko, Oahu, Hawaii:  
PUUOHALAI PLACE Dead-end street situated on the mauka slope off Kaneohe Bay Drive.  
Meaning: Hill of tranquility.
3. Mililani Town Subdivision, Units 21 and 22, Waipio, Ewa, Oahu, Hawaii:  
LANIKUHANA AVENUE Extension of an existing roadway on the makai side side of Kamehameha Highway, traversing in a southwesterly direction and terminating temporarily at the unit of 22.  
HOKUHELE DRIVE Roadway off Lanikuhana Avenue, traversing in a southerly direction and connecting with Lanikuhana Avenue in Unit 22.  
Meaning: Planet, wandering star.  
HOKUALA STREET (Unit 21) Roadway off Hokuhele Drive, forming a loop and connecting with Lanikuhana Avenue.  
Meaning: Planet, wandering star.  
HOKUALA PLACE (Unit 21) Dead-end roadway off Hokuala Street, mauka of Hokuhele Drive.  
HOKULELE PLACE (Unit 21) Dead-end roadway off Hokuala Street, mauka of Hokuala Place.  
Meaning: Shooting star, meteor; any moving star.

HOKUILI STREET      Roadway off Hokuala Street, traversing in a  
(Unit 22)            southeasterly direction, forming a loop and  
                         terminating at Hokuhele Drive.

                  Meaning:    When the moon on the night of the full moon sets  
                                 after daylight.

HOKUHELE PLACE      Dead-end roadway off Hokuhele Drive.  
(Unit 22)

HOKULEWA PLACE      Dead-end roadway off Hokuhele Drive.  
(Unit 22)

                  Meaning:    Moving star, planet.

HOKULEWA LOOP       Loop road off Hokuhele Drive.  
(Unit 22)

HOKUILI PLACE        Dead-end roadway off Hokuhele Drive, between  
(Unit 22)            Hokulewa Loop.

AO PLACE              Dead-end road off Hokulewa Loop.  
(Unit 22)

                  Meaning:    Light, day; world, earth.

AOULI PLACE          Dead-end road off Hokuhele Drive.  
(Unit 22)

                  Meaning:    Firmament, heaven.

(The above listed street names are from the selections made by  
the developer.)

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The Commission authorized the Planning Director to schedule public hearings  
for the following matters, on motion by Mr. Bright, seconded by Mr. Crane  
and carried:

Three requests for construction activity within the Hawaii  
Capital District:

1.    STATE DEPARTMENT OF TRANSPORTATION BUILDING (72/HCD-14)

      Request:    Repainting of Aliiamoku Building

2.    STATE TAX OFFICE BUILDING (72/HCD-25)

      Request:    Repainting of State Tax Office Building

3.    KAMAMALU BUILDING (72/HCD-28)

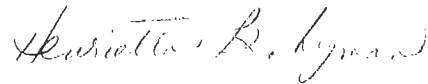
      Request:    Repainting of Kamamalu Building

4. KAILUA--Zone Change (72/Z-84)

Applicant: Initiated by Planning Director  
Location: Kailua--Kaopa Unit 3-C  
Area: 31+ acres  
Tax Map Key: 4-2-04: portion of 1  
Request: Change in zoning from P-1 Preservation to  
R-6 Residential District.

ADJOURNMENT: The meeting adjourned at 8:25 p.m.

Respectfully submitted,



Henrietta B. Lyman  
Secretary-Reporter II